144.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,200 / 728,200
					USE VALUE:	728,200 / 728,200
					ASSESSED:	728,200 / 728,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBINSON BRYAN S/SARA L
Owner 2:	
Owner 3:	
Street 1:	118 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JONES STEVEN M -
Owner 2:	-
Street 1:	118 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,766 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1517 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4766.000	274,800	3,000	450,400	728,200
Total Card	0.109	274,800	3,000	450,400	728,200
Total Parcel	0.109	274,800	3,000	450,400	728,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.03 | /Parcel: 480.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93918
GIS Ref:
GIS Ref:
Insp Date: 01/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,800	3000	4,766.	450,400	728,200	728,200	Year End Roll	12/18/2019
2019	101	FV	217,300	3000	4,766.	422,200	642,500	642,500	Year End Roll	1/3/2019
2018	101	FV	217,300	3000	4,766.	349,000	569,300	569,300	Year End Roll	12/20/2017
2017	101	FV	217,300	3000	4,766.	320,900	541,200	541,200	Year End Roll	1/3/2017
2016	101	FV	217,300	3000	4,766.	292,700	513,000	513,000	Year End	1/4/2016
2015	101	FV	205,500	3000	4,766.	287,100	495,600	495,600	Year End Roll	12/11/2014
2014	101	FV	205,500	3000	4,766.	266,900	475,400	475,400	Year End Roll	12/16/2013
2013	101	FV	202,700	3000	4,766.	253,900	459,600	459,600		12/13/2012

!11220!

PRINT

Date	Time
12/11/20	01:24:53

LAST REV

Date	Time
04/03/19	11:30:13

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11220

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES STEVEN M	45271-338		5/27/2005		460,000	No	No		
HARRINGTON AGNE	29352-66		11/10/1998		242,000	No	No		Y

USER DEFINED

Prior Id # 1:	93918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018	1635	Porch	36,800	C				repair porches
10/3/2018	1450	New Wind	34,500	C				
6/26/2013	966	Redo Kit	30,840	C				
10/29/2010	2223	Redo Bat	8,000					
10/20/2005	972	Re-Roof	6,150			G7	GR FY07	
4/20/2005	278	Manual	3,660					re-build staircase

ACTIVITY INFORMATION

Date	Result	By	Name
1/26/2018	Inspected	PH	Patrick H
12/15/2017	MEAS&NOTICE	HS	Hanne S
7/10/2013	Info Fm Prmt	EMK	Ellen K
11/18/2008	Meas/Inspect	189	PATRIOT
11/25/2005	MLS	HC	Helen Chinal
10/31/2005	MLS	BR	B Rossignol
5/5/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4766		Sq. Ft.	Site		0	80.	1.18	9									450,383						450,400	

Total AC/HA:	0.10941	Total SF/SM:	4766	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	450,383	Spl Credit		Total:	450,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34215546
Const Adj.:	0.98000199
Adj $ / SQ:	170.991
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398218
Depreciation:	123447
Depreciated Total:	274770

COMMENTS

643-4677 GAS HW COOKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

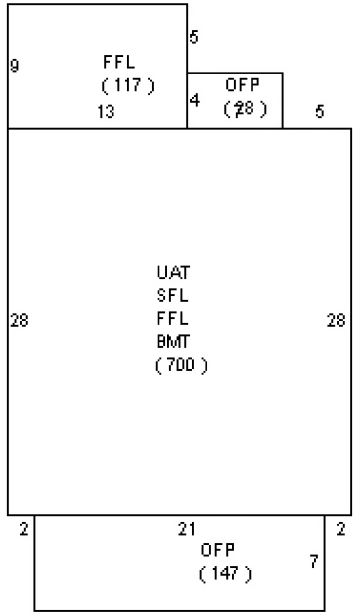
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.99
Special Features:	0	Val/Su Net:	107.05
Final Total:	274800	Val/Su SzAd	181.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	817	170.990	139,700
BMT	Basement	700	51.300	35,908
SFL	Second Floor	700	170.990	119,694
OFP	Open Porch	175	25.410	4,447
UAT	Upper Attic	175	68.400	11,969

Net Sketched Area:	2,567	Total:	311,718
Size Ad	1517	Gross Are	3092	FinArea	1517
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	FR	1940	25.42	T	50	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000